

## BENCHMARKING:

# HISTORIC BUILDING, REMARKABLE SAVINGS

Until the Mall of America was built in the 1990s, the historic Midtown Exchange building held the honor of being the largest building in the state of Minnesota. Built in 1928 as a Sears distribution center, the building lay vacant for close to 15 years until Ryan Companies developed the building into a mixed-use site in 2010. With 1.1 million square feet of commercial, condo, office and retail space and a global market occupying most of the first floor, it's now a thriving center of commerce and culture in Midtown – and a model of energy benchmarking success.

Benchmarking, or measuring energy use, allowed Ryan Companies to see how much energy the building was using and look for ways to save on energy costs. Dave Burrill, director of management at Ryan Companies, says benchmarking is an easy way to find savings opportunities. “The sooner you can benchmark your building, it’s dollars in your pocket,” Burrill said. “In some cases, you can see immediate payback with very little investment.”

### SAVINGS SPOTLIGHT:

Estimated annual savings

- Updated air pressure controls - **\$16,453**
- Repair leaks in roof top unit - **\$383**
- Balanced fresh air flow throughout building - **\$4,788**

### Midtown Exchange - Minneapolis Building Stats

Address	2929 Chicago Ave. S., Minneapolis
Year Built	1928
Size	1.1 million square feet of leasable space including 419,000 square feet of office space, 219 apartments, 88 condos and 1,900 parking stalls
Type of Use	Office, condo and retail
Major Tenants	Allina Health
Building Manager	Ryan Companies

Midtown Exchange  
Minneapolis



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DAVE BURRILL  
Director of Management  
Ryan Companies



Energy savings continued on back ▶

## Let the Energy Savings Continue:

**R**yan Companies makes it a policy to benchmark all of its buildings. As Burrill says, “You can’t make it better unless you measure where you are today.” The company uses the U.S. Environmental Protection Agency’s free benchmarking tool – ENERGY STAR Portfolio Manager – to help find the places where improvements could be made. When the Midtown Exchange was first benchmarked, Burrill estimates the building’s energy costs were about \$1.43 per square foot. In just two years they brought that down to \$1.34 per square foot. For a building of this size, that makes for significant savings.

Burrill estimates that they have saved \$30,000 per year at the Midtown Exchange with one surprising change: switching to daytime janitorial services. Moving cleaning services to the day when there is natural daylight reduces the need for energy-hogging lighting at night. Replacing standard light bulbs with LEDs, fixing air leaks and making small tweaks to the energy management system helped get the building on track to an ENERGY STAR rating of 96 out of 100 – an A+ on the national scale. Ryan Companies is continuing to look for ways to improve the building’s energy performance and save money, which is exactly what benchmarking helps owners to do.

### MAJOR PROJECTS:

- Lighting retrofits in hallways, elevators and some of the tenant areas.
- Changing variable frequency drives.
- Fine-tuning of energy management system.
- Seasonal adjustment to boilers.
- Switching janitorial services to daylight hours.



**GET STARTED  
SAVING  
TODAY:**

**DID YOU KNOW?** Owners of buildings 100,000 square feet or larger will be required to benchmark their property’s energy use using the EPA’s free Energy Star Portfolio Manager. In 2015, this requirement will expand to buildings 50,000 square feet or larger.

### Questions about Minneapolis benchmarking regulation?

Contact the City at 612-673-3091 or e-mail [MPLSEnergyStar@Minneapolismn.gov](mailto:MPLSEnergyStar@Minneapolismn.gov)

For more information on benchmarking, please visit the City of Minneapolis’s [website](#).

